

COMPLIMENTS OF

The Cooper-Walch Land Co.

517-18-19 UNION BANK BLDG.

WINNIPEG, - - CANADA.

Reliable Agents Wanted.

Western Canada

THE LAST WEST

Western Canada has justly been called "The Last West." Only within the past few years has this great country begun its present rapid advance. Look back one generation and you find the prairies without a plow furrow from the beginning of time. What is now Manitoba and the Northwest Territories was then held by the herds of buffalo and the wandering bands of Indians. The day of the buffalo and the "Red Man" has gone forever. To-day Western Canada is an Empire, whose area of thousands of miles of the finest prairie land under the sun is attracting the eager attention of all the nations of the world.

For more than three hundred years there has always been a "West" on this continent, a land of opportunity and promise, toward which the restless, the dissatisfied, the ambitious and the hopeful have turned their eager eyes and their willing feet.

A great part of the cause of the wealth, prosperity, and glorious achievements of the American people have been due to the fact that they have been continuously availing themselves of the virgin resources of a new country. But now the tide of emigration has long crossed the Mississippi and the Missouri, ascended the mountains and descended to the Pacific. Here and there, it is true, there still remain limited areas of cheap land which may be cultivated without irrigation, but the old saying, "Go West, young man," can no longer apply to the undeveloped portion of the United States.

Settlers are pouring in by thousands to take advantage of the great opportunities offered by the Canadian West, though, as yet, they are but the vanguard of the hosts to come that will make the prairies and valleys of this great district populous within the next decade. In the ever-increasing flow of population into the Canadian West, the stream from Great Britain and other parts of Europe is rapidly increasing, but the all-important features of the situation is the overflow from the United States, which will produce a fusion of races and of interests that no invisible boundary can prevent.

From the great Northwestern States, particularly from the States of Minnesota, the Dakotas, Iowa, Illinois, Wisconsin, Indiana and Kansas, and even from far-away Oklahoma and Colorado, as well as from the older Provinces of the Dominion, are arriving thousands of homeseekers to take up lands in Manitoba and the Northwest Territories.

It is not strange that the far-sighted investor who

has grown rich from the increase of his land holdings in his own State should rush across the boundary to get his share of this "new land of promise."

Western Canada's long sleep is over. Now begins a new age—the age of population influx, of increasing acreage, of tilled lands, of railway building, of village and city building. Now shall we see repeated in Manitoba, Assiniboia and Saskatchewan the scenes that are familiar to all the early settlers of Illinois, Iowa and Minnesota. The untilled land will be tilled; the sparsely settled country will become populous; the monument-like elevators will rise on the flat surface of the prairie, and smoking factory chimneys will tell of industry.

Into this new country the sons of toil are now flocking a hundred thousand strong each year. From Eastern Canada and Europe came fifty thousand, and from the United States fifty thousand in the year 1903, and, like an avalanche, the movement will gather force as it progresses.

It is a poor man's country, a country where, with industry and frugality, he may become wealthy.

As the number of industrious and ambitious poor is "legion" it is only a question of making them understand what Western Canada offers to make them hurry to "get in on the ground floor."

TRANSPORTATION

The following is a comparative statement of the freight rates charged in Western Canada and in the States of Minnesota and Dakota.

WESTERN CANADA

		WHEAT Fr't Rate Miles per 100lb	WHEAT Fr't Rate per bush.
Winnipeg to Port Arthur	431	10 cts.	6 cts.
Gretna	500	12 "	7.2 "
Emerson	500	12 "	7.2 "
Brandon	564	13 "	7.8 "
Indian Head	745	17 "	10.2 "
North Portal	990	18 "	10.8 "

UNITED STATES

		WHEAT Fr't Rate Miles per 100lb	WHEAT Fr't Rate per bush.
Brainerd, Minn., to Duluth	119	10 cts.	6 cts.
Neche, N.D.	418	15 "	9 "
Pembina, Minn.,	414	15 "	9 "
Dickinson, N.D.,	560	21 "	12.6 "
Oakes, N.D.,	310	18 "	10.8 "
Portal, N.D.,	586	20 "	12 "

The above tariff, taken from points in Manitoba and the Territories as compared to similarly located points in North Dakota and Minnesota, shows that the Canadian farmer pays less to get his wheat to Port Arthur or Fort William than the American farmer does to Duluth. Once on Lake Superior, their

coast of transportation to Europe is exactly the same. The reader's attention is called to the rates charged from Neeche, N.D., to Duluth, of 9 cents per bushel, and from Pembina, Minn., to Duluth, of 9 cents per bushel. These two stations are the Ports of Entry from Canada, and directly across the line in Manitoba are the stations Emerson and Gretna. From the above freight rates the reader will see that the Canadian farmer gets his grain taken from these points to Port Arthur for 7.2 cents per bushel, or practically 2 cents a bushel less than the American farmer in the same locality is obliged to pay on his wheat to Duluth, notwithstanding the fact that the Canadian roads have to haul the wheat seventy-five miles farther.

TAXES

In Western Canada the rate of taxation is low. It is only at the most a few cents per acre, where the settlers do not impose more taxes on themselves, and under all circumstances it is but a fraction of the taxes in the United States or in Europe. There is no direct taxation in Canada by the general Government. Undeveloped lands often do not pay more than \$8 per section, and where schools are maintained not to exceed \$15 or \$18 a section, or two to three cents per acre. The stocks, implements, household goods, and other personal effects of the settlers are not subject to taxation.

HOW AND WHEN TO COME

To see the Western Canadian Prairies to advantage the land-seeker should not start before April 1st. The land-seeker should consult his local railway agent for rates to Winnipeg. If you cannot find out to your satisfaction regarding railroad rates from your local office, we would be pleased to have you write us and we will be glad to send you full information as to cheap rates from the United States. From Winnipeg we will furnish you with cheap transportation to any point you desire to visit.

LAND THE BEGINNING OF ALL WEALTH

Land is the beginning of all wealth, and the increase in land values in the United States has created more wealth than all of its industries combined. The following statement, taken from the census reports of the United States, shows the comparative increase in the value of farm lands in the great States of Illinois, Iowa and Minnesota :—

	VALUE PER ACRE					
	1900	1890	1880	1870	1860	1850
Illinois :—	\$61 12	\$48 45	\$37 12	\$34 15	\$23 85	\$10 53
Iowa :—	53 06	36 10	29 15	25 54	14 67	7 87
Minnesota :—	30 05	22 22	17 81	15 38	11 86	9 38

It must be borne in mind that the census of 1900 was taken before the last great advance in lands had taken place, and that the values as shown under the census of 1900 for each State have greatly increased. It must also be borne in mind that these land values include all poor and waste lands, and that in the State of Illinois, for instance, \$125 an acre is not an uncommon price for many of the improved farms, while in the State of Iowa \$100 per acre is as common as the price which the census reports show to be the average, and in the State of Minnesota \$75 and \$100 per acre is not an uncommon price for improved lands.

What do these figures signify? Come to Canada and give us your answer 10 years hence.

CLIMATE

It is no longer necessary to convince the majority of people that the climate of Western Canada is enjoyable and that it is even more desirable than the climate of the Eastern States or Europe. The elevation of this great wheat belt is about 1600 feet above the sea, about twice as high as the average for Minnesota. This is a very desirable altitude. The country has an equable climate taking the season throughout. It is exceptionally healthful. Disease is hardly known, while epidemics are rarely heard of. The wheat district is to a certain extent under the influence of the warm winds from the Pacific. These winds originate on the Pacific Coast, the result of the Japan currents and are referred to throughout the West as the "Chinook Winds." Under their moderating influence the snow rapidly disappears in the latter part of March and summer sets in quickly and with great vigor. It is very seldom that the spring is damp and cold. The growth of vegetation is phenomenal and harvest comes in the middle of August. With such soil, marvellous in the amount of plant foods, and with the long, bright, even occasionally hot summer days, the metabolism of the plant cells is so rapid as only to be likened to the growth of plants under glass.

FUEL

An important consideration for the settler is his fuel supply. Nature has generously provided for the settler on the prairie land. Practically the entire Saskatchewan Valley, as well as much of Southern Manitoba, is underlaid with coal. In many places the settler, by paying a small fee of 25 cents a ton to the Government, is permitted to take out his own coal for fuel purposes. The proximity of fuel to the wheat district makes it possible for the Canadian farmer to be supplied with this grand fuel at about \$5 a ton. In many districts there are small areas of timber, and frequently in the hills there is timber which the Government retains for fuel purposes, and settlers are permitted to remove a certain amount of it by paying a nominal price for the same. There are no coal barons to deal with in Canada, and consequently the consumer is always able to get his fuel at a slight advance over cost.

IMMIGRATION

In the rush of foreigners to America, Canada is getting her share. Only those interested in farming and desirous of securing for themselves and their family homes, ever leave the cities of the East; consequently Western Canada gets few of the undesirable class of immigrants which is now such a serious problem with the American Immigration Department. A large part of the immigration to Canada comes from the United States. How, do Americans like Western Canada? Let their invading numbers tell :—

Year	American Immigrants
1897	712
1898	9,112
1899	11,945
1900	15,500
1901	17,987
1902	26,388
1903	49,408
1904	52,378
Total	183,430

TREMENDOUS WHEAT AVERAGE

MANITOBA

Year	Bushels	Yield per Acre
1882	4,000,000	17.7
1883	5,686,355	21.8
1884	6,174,182	21.1
1885	7,429,440	20.8
1886	5,893,480	15.3
1887	12,357,724	27.7
1888	7,250,000	15.5
1889	7,201,519	12.4
1890	14,665,769	19.6
1891	23,191,599	25.3
1892	14,453,835	16.5
1893	15,615,923	15.6
1894	17,172,883	17.0
1895	31,775,038	27.0
1896	14,371,806	14.3
1897	18,261,950	14.1
1898	25,313,745	17.1
1899	27,922,230	17.13
1900	13,025,252	8.49
1901	50,502,085	25.1
1902	53,077,267	26.0

THE DAVIDSON DISTRICT

The town of Davidson is located on the Prince Albert Branch of the Canadian Pacific Railway, about midway between Regina and Saskatoon in the fertile valley of the Saskatchewan River. Three years ago that country was practically a wilderness, while to-day it is the home of hundreds of prosperous farmers, who migrated from the Eastern Provinces of Canada and from Illinois, Indiana, Kansas, Nebraska, Missouri, Iowa, Wisconsin, Minnesota and the Dakotas of the United States, while many of the settlers from the

older settlements in Manitoba realized the advantage to be gained by selling their lands at high prices and locating on the cheap lands offered in that locality. In no part of the Canadian West does the traveller meet with a happier and more contented people than are found in the Davidson District. When the writer first visited Davidson, about 3 years ago, there was only a hotel to mark the town's site. The town now has 8 miles of sidewalk, 8 feet wide. The North Star Grain Company have erected an elevator with a capacity of 25,000 bushels. It has two lumber and coal yards, 2 hardware stores, 2 general stores, livery barn 160 x 50 feet, butcher shop, drug store, blacksmith shop, 3 implement houses, restaurant, 2 first class hotels, 3 Land Offices and a Private Bank. The soil in this district is generally a clay loam top supported on a deep stratum of yellow clay subsoil, and is especially adapted for the successful growth of small grains.

We have upwards of 30,000 acres of choice wild lands to offer in this district, ranging in price at from \$6 to \$12 per acre on easy terms of payment. These lands are indicated in red on the map of the Davidson District contained in this folder.

WELL PLEASED

Davidson, N.W.T., Feb. 23rd, 1905

THE COOPER-WALCH LAND COMPANY,
517-18-19 Union Bank Building,
Winnipeg, Man.

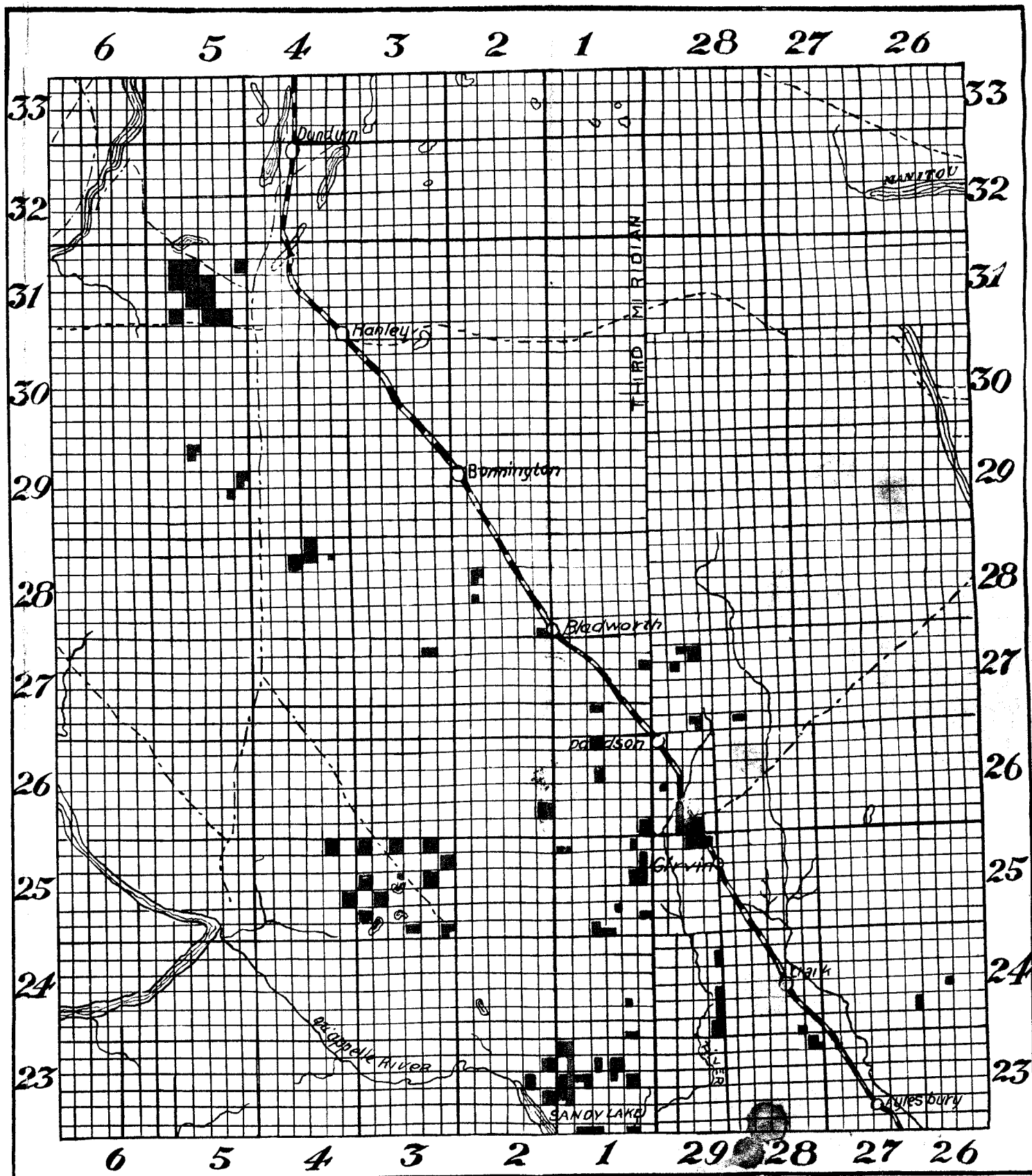
Gentlemen:—

Two years ago I left the logging camps of Northern Minnesota for Davidson, Assiniboia, in the employ of the Saskatchewan Valley Land Company, Limited, for whom I worked as a cruiser. Davidson had at that time but one building, but at present can boast of being as up to date a town as can be found in the Territories for its age. It is surrounded by a rich farming country of good open prairie, a great deal of which has come under cultivation in the past year. One farm alone (the S. G. Detchon Grain Farm) will seed about 4,000 acres this year. I have erected a comfortable house and barn on the farm which I bought from you last spring as well as brought a good portion of it under cultivation. I am well pleased with it and expect good returns on my investment this season. I am located 1½ miles east of town and I think that intending settlers could not possibly make any mistake in buying land near Davidson. Crops of any kind grow good. Oats seeded May 28th, went as high as 50 bushels per acre, while wheat went from 25 to 35 bushels per acre and nearly all of it graded No. 1 hard.

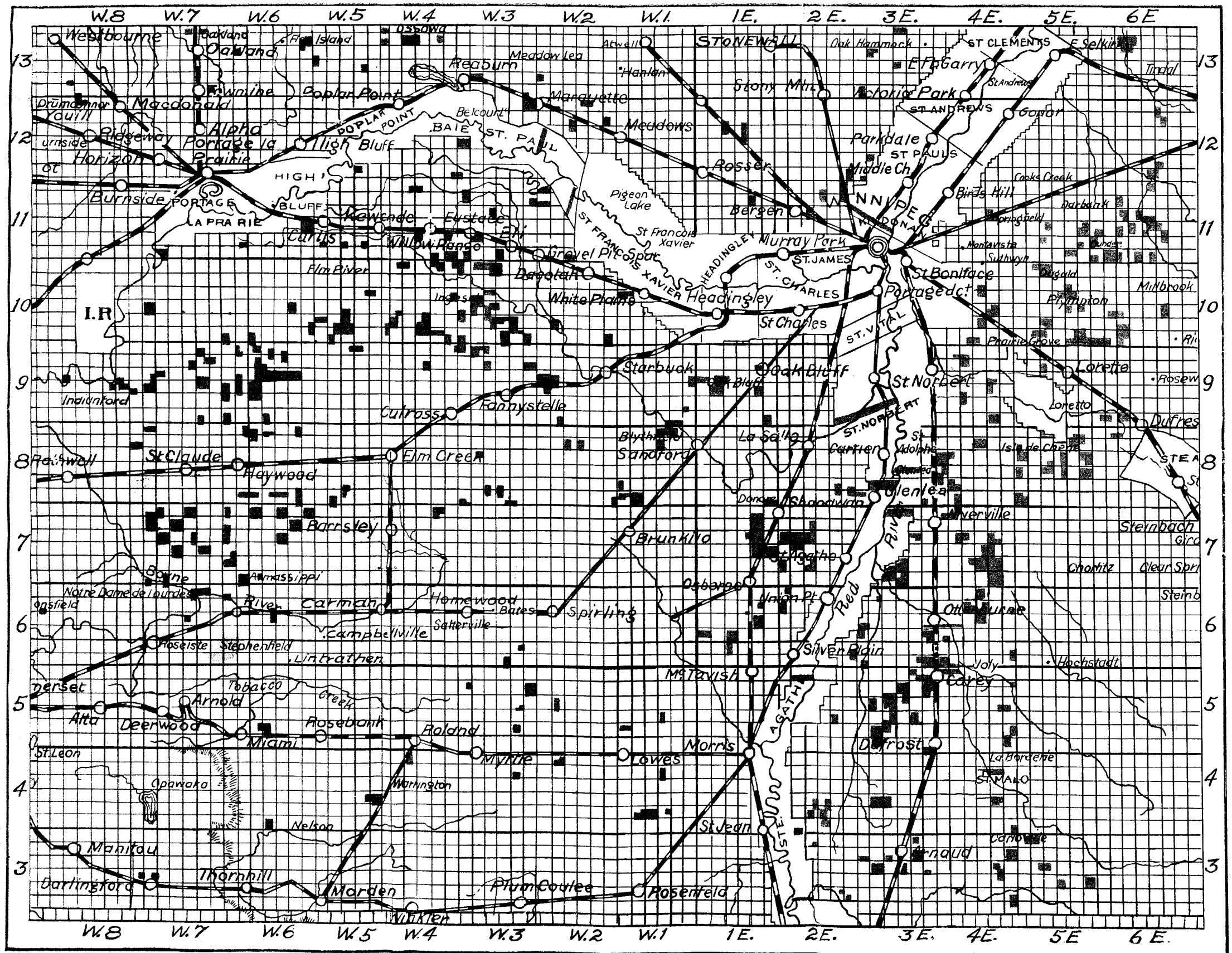
Our climate is beautiful. We have had only one stormy day this winter and at present the snow is almost entirely gone.

Yours truly,

R. H. BLACKMORE



Map of the Davidson District



Map of the Winnipeg District

THE WINNIPEG DISTRICT

The so called "Winnipeg District" includes the Red River Valley of Manitoba proper and a portion of the Portage Plains. So much has been said about the Red River Valley of Manitoba and the Portage Plains that practically everyone is familiar with the merits of this great wheat raising region, often called the "Bread Basket of the World."

The lands in the valley of the Red River, extending from the international boundary line to the base of Lake Winnipeg, and ranging in width at from 10 to 30 miles on either side of the Red River, is a flat prairie expanse composed of rich alluvial loam soil with timber fringing the rivers and creeks. This valley and the Portage Plains are the banner districts of Manitoba in the production of No. 1 hard wheat. During the past five years thousands of wealthy farmers from the United States and the Eastern Provinces of Canada have bought farms in the Red River Valley, the products of which have enabled them to add to their acres, to erect comfortable houses and large barns, with the result that it is now in many parts as highly developed as some of the best farming districts in Illinois and Iowa. Land during that time has doubled and trebled in value.

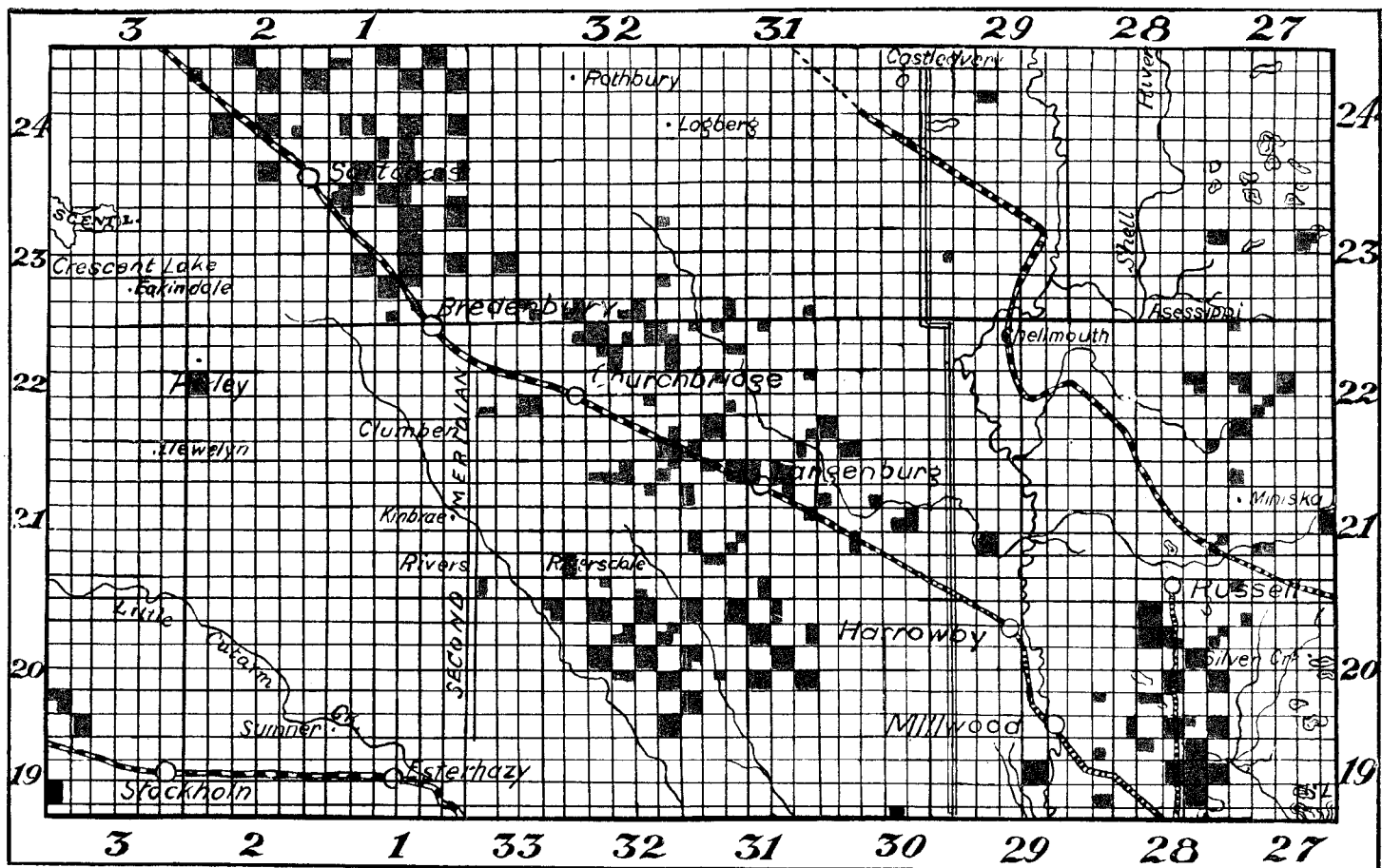
Winnipeg, the largest and most important city in Western Canada, with its population of 95,000 people, is within a day's journey of any of the lands offered by us in this district. Winnipeg is 62 miles north of the international boundary, and 40 miles south of Lake Winnipeg at the confluence of the Red and the Assiniboine Rivers. It has 14 railroads, and is the supply depot for everything west, a territory far vaster in extent than that tributary to Chicago. No city on the American continent to-day has such real possibilities of development. Other good towns worthy of mention in the Winnipeg District are, Portage la Prairie, Carman, Morris, Roland, Niverville, Elm Creek and Rosenfeld, all good railroad markets. This locality is well served with railroads, good wagon roads, schools, churches of practically every denomination and congenial and prosperous neighbors. The lands indicated in red on the map of the Winnipeg District contained in this folder are both wild and improved, and range in price at from \$6 to \$50 per acre. Fuller information pertaining to these lands will be furnished on application.

HEAD OFFICE:

**517-19 UNION BANK BUILDING
WINNIPEG, CANADA**

BRANCHES:

**ST. CLOUD, MINN. DAVIDSON, N.W.T.
LANGENBURG, N.W.T.**



Map of the Langenburg District

THE LANGENBURG DISTRICT

The town of Langenburg is located on the Manitoba Northwestern Branch of the Canadian Pacific Railway, 180 miles northwest of Winnipeg and about 45 miles southeast of Yorkton. This district is populated chiefly by Germans, Americans and Eastern Canadians, who altogether make up a thrifty and prosperous community. The country tributary to Langenburg is prairie dotted here and there with groves of timber giving it the appearance of a large park.

The soil is a black, friable loam on a clay subsoil and is very easily tilled. The town of Langenburg has a population of 250 people. It has 3 elevators, 3 general stores, lumber yard, 4 implement houses, hotel, restaurant, drug store, 2 hardware stores, Bank, Real Estate Office, Law Office, blacksmith and butcher shop, creamery, German Lutheran and English Methodist Churches, and a large 2 storey school house. This district is especially adapted to mixed farming. We have about 50,000 acres of land for selection in the Langenburg District, tributary to the towns of Harrowby, Langenburg, Churchbridge, Saltcoats and Bredenbury, which we are offering for sale at from \$6.50 to \$15 per acre on good terms. The lands for selection are marked in red on the map of the Langenburg district contained in this folder.

A GERMAN WHO HAS FAITH IN THE COUNTRY

Langenburg, N.W.T., May 23, 1904.

THE COOPER-WALCH LAND COMPANY,
Winnipeg, Man.

Gentlemen:—

Ten years ago I left Winnipeg to take up a home-
stead near Langenburg, Assiniboia. I now live one
mile south of Langenburg and own 800 acres of land
paid for; 350 acres are under cultivation, 300 acres
of which is in wheat this year. I have a large, eight
roomed house, a good barn 32 x 40 feet and good
out-buildings. I also have two wells 18 and 23 feet
deep respectively with excellent water. I own 50
head of cattle, 8 head of horses, pigs, poultry, etc.,
and have \$1,700 in the Bank. I have kept records
of crops raised. My wheat has averaged 25 bushels
per acre, oats at from 40 to 70 bushels. My wheat
has never yielded less than 17 bushels per acre during
my ten years' experience. Prices received for wheat
range at from 50c. to \$1.05 per bushel. Oats, 25c.
to 35c. per bushel. Improvement taxes are \$2.50 and
school taxes \$5 per quarter section. I have great faith
in the Langenburg District and am glad I located
here.

Yours truly,
LORENZ HERTLEIN.

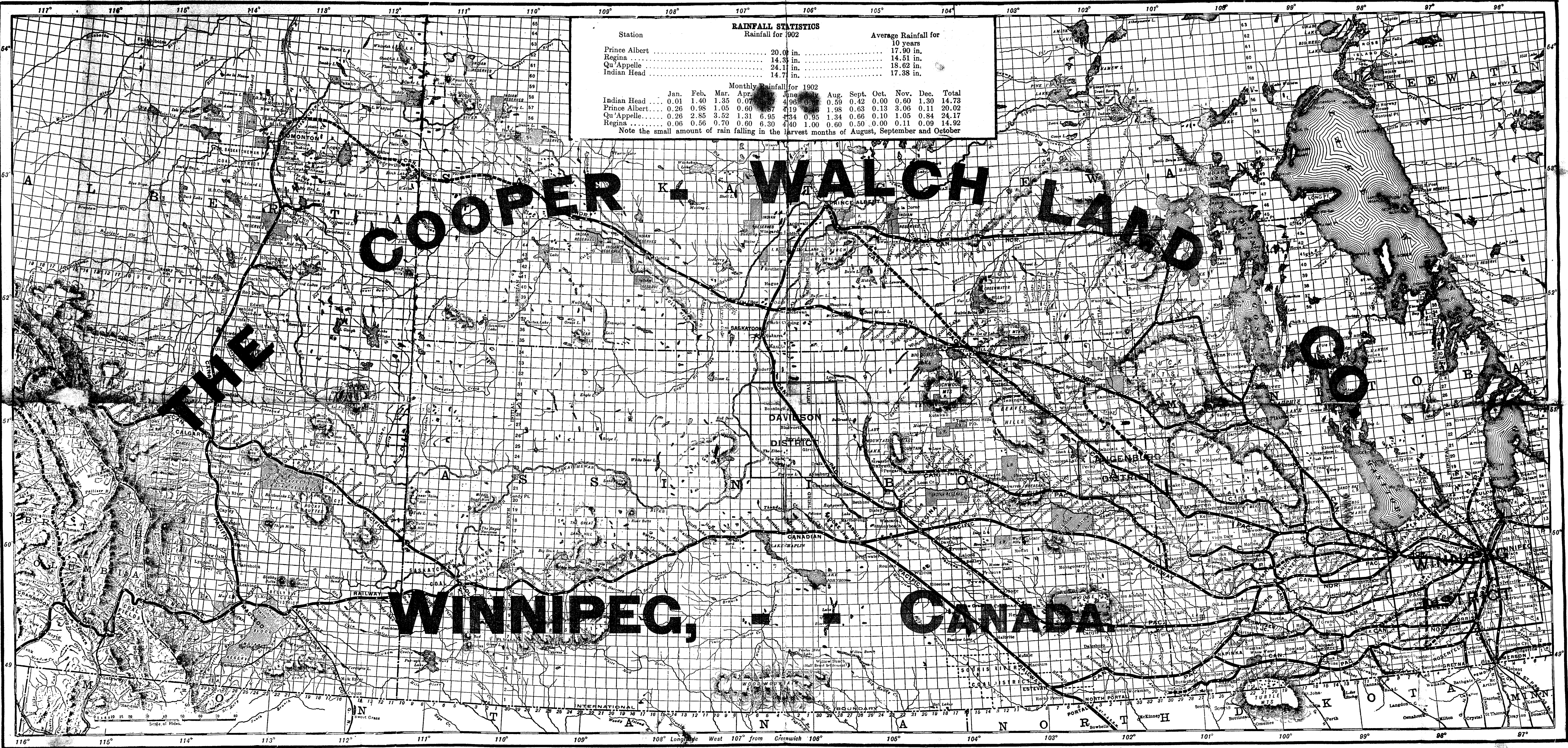
RECORD SHOWING WORK BEGUN, HARVESTING, ACRES OF GRAIN AND YIELD ON A. J. COTTON'S FARM IN SOUTHERN AND NORTHERN MANITOBA

Years	BEGAN FARMING IN 1888	NO. OF BUSHELS THRESHED EACH YEAR			AVERAGE PER ACRE			DATES				DATES			
		Acres in Wheat	Wheat	Oats	Barley	Wheat	Oats	Began to Harrow	Began to Sow Wheat	Began to Sow Oats	Began to Sow Barley	Finished Sowing Wheat	Sowing Began Cutting Wheat	Finished Cutting Wheat	Froze up
1888	25	356	...	10	16	April 1	April 6	May 4	May 23	.....	.....	Nov. 14
1889	62	1,371	.....	...	23	...	...	Mar. 22	Mar. 25	.....	April 11	Aug. 8	Aug. 17	Nov. 21
1890	129	2,566	320	...	31½	32	...	April 2	April 7	April 30	April 28	Aug. 20	Sept. 4	Nov. 5
1891	140	3,920	1,120	510	28	55	51	April 6	April 15	May 19	May 12	Aug. 19	Sept. 10	Nov. 13
1892	153	4,437	1,414	570	29	61½	57	April 13	April 18	May 24	May 16	Aug. 24	Sept. 5	Nov. 12
1893	200	4,378	1,000	428	22	40	43	May 1	May 2	May 24	May 19	Aug. 15	Aug. 30	Nov. 11
1894	280	8,400	2,140	460	30	61	38	April 25	April 26	May 22	May 16	Aug. 6	Aug. 23	Nov. 15
1895	314	12,745	4,033	800	40	76	57	April 1	April 8	May 10	April 24	Aug. 16	Aug. 31	Nov. 5
1896	320	4,536	2,930	542	14½	36½	43	April 27	May 7	May 2	May 13	Aug. 22	Sept. 9	Nov. 1
1897	475	12,350	2,478	180	26	42	18	April 12	April 19	May 15	May 11	Aug. 16	Aug. 30	Nov. 9
1898	515	16,066	7,788	585	31	59	45	April 8	April 13	May 13	May 3	Aug. 13	Aug. 29	Nov. 7
1899	650	18,622	3,741	...	29	93	...	April 12	April 24	May 25	May 19	Aug. 17	Sept. 1	Nov. 30
1900	730	6,205	2,800	...	8½	35	...	April 3	April 9	May 2	May 1	Aug. 6	Sept. 3	Nov. 10
Part of 1901 crop was raised in the Swan Valley and all after 1901															
1901	764	17,954	654	719	23½	28	34	April 1	April 8	May 16	May 16	Aug. 10	Aug. 29	Nov. 4
1902	175	4,550	5,063	495	26	61	45	April 14	April 15	May 19	May 14	Aug. 25	Sept. 6	Nov. 9
1903	300	7,200	3,060	400	24	60	40	April 15	April 20	May 15	May 9	Aug. 29	Sept. 11	Nov. 12

The above is a correct statement of my operations. Fall of 1901 I removed to Swan River Valley.—A. J. Cotton, Swan River, Man.

Canada's Great West

THE LAST WEST AND NATURE'S BEST GIFT TO LAND HUNGRY AND HOMELESS HUMANITY



STATEMENT OF YIELDS OF GRAIN

Secured by Farmers of Assiniboia during the Season of 1901

WHEAT																			
Name	Post Office	Sec.	Tp.	Rge.	Bush.	Acres	per acre	Cultivation		Name	Post Office	Sec.	Tp.	Rge.	Bush.	Acres	per acre	Cultivation	
W. R. Motherwell	Abernethy	11	20	11	1248	24	52	Backsetting		Geo. Hyde	Grenfell	6	17	16	705	15	47	Summer fallow	
J. R. Dinnin	Abernethy	10	20	11	1200	25	48	Summer fallow		Wm. Dixon	Hillesden	20	15	6	212	4	53	Summer fallow	
E. Steek	Abernethy	24	20	11	62	1	62	Summer fallow		T. Livingstone	Indian Head	7	19	12	9000	180	50	Summer fallow	
J. Stueck	Chickney	20	20	10	1960	40	49	Summer fallow		J. Glenn	Indian Head	24, 25	19	11	22000	500	44	Summer fallow	
J. Strong	Rocanville	36	16	32	4500	100	45	Summer fallow		G. Lang	Indian Head	23	18	12	3760	80	37	Summer fallow	
Wm. Clements	Fairmede	12	13	1	1620	40	40	Summer fallow		F. W. Seymour	Qu'Appelle	14	20	14	2100	45	48	Summer fallow	
R. Johnston	Qu'Appelle	32	18	14	1350	80	45	Summer fallow		H. Dorrell	Qu'Appelle	20	18	26	600	12	50	Summer fallow	
Jas. Reynolds	Qu'Appelle	14	18	14	1350	80	45	Summer fallow		A. Moffatt	Moose Jaw	20	18	25	500	10	50	Summer fallow	
L. Keil	Lumsden	36	19	21	5900	100	50	Summer fallow		Jno. Rouatt	Moose Jaw	16	18	25	1880	47	47	Backsetting	
T. R. Brown	Regina	3	18	20	810	15	54	Summer fallow		R. O. Miller	Moose Jaw	20	17	26	1800	40	45	Stubble	
C. E. Cullum	Regina	4	19	20	1880	40	47	Fall plowing		A. Kindred	Moffatt	35	15	15	3375	75	45	Summer fallow	
R. Alexander	Regina	22	18	29	2117	49	43	Summer fallow		T. L. Jackson	Indian Head	34	19	13	2750	55	50	Summer fallow	

SOME TEMPERATURE COMPARISONS

It has been warmer this spring (1904) at Winnipeg than at St. Louis or Galveston, as the following reports of maximum temperatures for certain days and places show:—

	Winnipeg	Qu'Appelle	St. Louis	St. Paul	Kansas City	Galveston
April 27	64	52	50	62	60	76
April 29	72	72	62	70	66	74
April 30	76	70	68	72	70	70
May 2	78	50	70	76	76	78
May 3	80	68	68	76	74	76
May 4	78	60	74	78	74	76
May 5	80	68	76	80	74	74
Average	75.42	62.25	66.85	73.42	70.85	74.66

The official United States weather reports for June 19, 1904, give the following maximum temperatures:—

Battleford, Saskatchewan	82
Chicago, Illinois	76
Cleveland, Ohio	76
Detroit, Michigan	78
Jacksonville, Florida	84
Medicine Hat, Assiniboia	88
Milwaukee, Wisconsin	72
Montreal, Quebec	76
New Orleans, Louisiana	92
San Francisco, California	64
St. Louis, Missouri	76
St. Paul, Minnesota	82
Winnipeg, Manitoba	88